

CITY OF EL PASO
BUILDING & STANDARDS COMMISSION BOARD PANEL "A"
March 26, 2014
5:30 P.M.

MINUTES

The Building & Standards Commission Panel "A" held a public hearing at the El Paso City Council Chambers, Wednesday, March 26, 2014 at 5:30 p.m. with the following members present:

Board Members Present:

Michael Bray
Teresa Munoz
Sam Guido
Paul Gilcrease
Michael Bray
Jesse Sanchez
Al Jurado

Others Present:

Elda Rodriguez-Hefner, Code Compliance Manager
Wendi Vineyard, Assistant City Attorney
Ron Roth, Chief Building Inspector
Nathan Walsh, Chief Building Inspector
Nellie Avalos, Building Inspector
George Singh, Building Inspector
Cesar Grado, Building Inspector
Sal Reyes, Building Inspector
Diana Cedillo, Senior Office Assistant

AGENDA

- I. Call to Order
- II. The Building & Standards Commission meeting, Panel "A" was called to order by Chairman Bray at 5:35 p.m.

Chairman Bray swore in all witnesses present to give testimony on the cases heard.

Regular Items:

- III. Public hearing to determine if the property located at 104 S. Stanton, in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested parties have been identified as as Soncha McCormick, Song U. Chon, Yun Sung Sook, Sang Jin Lee, Grace H. Yun, United States of America C/O Robert Pitman, and Chang Keun Yoon, and they have been notified of this hearing.

The owner has been notified of the violations at this property, to date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

- 1. That the structures be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2. That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3. That the structure's certificate of occupancy be revoked; and
- 4. That the structure can be rehabilitated; and
- 5. That the structure remain vacated until rehabilitated; and
- 6. That the structure be secured within thirty (30) days and maintained secure thereafter; and

7. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
8. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.
9. That said Owners shall become personally liable for all costs incurred by City in connection with securing the buildings and maintaining the buildings secured; and cleaning the premises of all weeds, trash, and debris, shall become due and payable within thirty (30) days of the date of completion of the work and such cost shall be assessed as a lien.

Ron Roth, Chief Building Inspector, read the item to record.
Nellie Avalos, Building Inspector, presented the case.

Orlando Arriola, Fire Marshall, states that on March 10, 2014, he declared Gateway Hotel as imminent danger. Mr. Arriola states that there are several Code violations. Structure and foundation in basement are not up to Code, causing erosion, and it will need an engineer's report to repair. Building has had major sewage leaks. Venting is not proper so therefore there is a carbon monoxide issue. Stairway does not meet Code requirements; one of the steps is held up by a gas line. Sprinkler system has been compromised and has expired tags. Alarm and smoke detectors do exist but are not up to Code. There is only one stairway and elevators do not work. This structure is an imminent danger. Gateway Hotel did meet requirements of occupied building.

Mr. Jurado asked if wiring was close to any water units. Oscar Pedregon, Electrical Inspector stated that there was no electrical wiring close to gas or water units throughout.

Leslie Canada, Neighborhood Relations Coordinator with El Paso Police Dept., states there were 43 calls in regards to the Gateway Hotel. She did initiate an on sight inspection.

Mario Gonzalez, attorney for Soncha McCormick, presented himself on behalf of Ms. McCormick. They are in agreement to boarding and securing the building.

John Gramburgh representing Ms. Yun & Mr. Yun presented on behalf of the property.

Recess; returned at 7:02 p.m.

Motion made by Paul Gilcrease, seconded by Teresa Munoz, to accept staff recommendations, unanimously carried. One opposed.

- IV. Public hearing to determine if the property located at 5224 Sun Valley, in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested party has been identified as Armando Velasquez, Sr., and he has been notified of this hearing.

Ron Roth, Chief Building Inspector, read the item into the record and presented the case.
Cesar Grado, Building Inspector, presented the case.

The owners have been notified of the property maintenance violations at this property. To date there has been no response or corrective action taken and therefore the Division recommends that it be found:

1. That the structures be condemned as substandard and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and

3. That the structure's certificate of occupancy be revoked; and
4. That the structures can be rehabilitated; and
5. That the structure be secured within thirty (30) days and maintained secure thereafter; and
6. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Owners were not present.

Motion made by Teresa Munoz, seconded by Paul Gilcrease, to accept staff recommendations, and unanimously carried.

- V. Public hearing to determine if the property located at 3015 Frankfort Ave., in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested party has been identified as Gilberto Ovalle, and he has been notified of this hearing.

Ron Roth, Chief Building Inspector, read the item into the record and presented the case.
Cesar Grado, Building Inspector, presented the case.

The owner has been notified of the violations at this property, to date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

1. That the structures be condemned as substandard and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy be revoked; and
4. That the structures can be rehabilitated; and
5. That the structure be registered as a Vacant Building; and
6. That the structure be secured within thirty (30) days and maintained secure thereafter; and
7. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
8. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Owners were not present.

Motion made by Al Jurado, seconded by Teresa Munoz, to accept staff recommendations, and unanimously carried.

- VI. Public hearing to determine if the property located at 5714 Dailey Ave., in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested parties have been identified as

Gregorio & Luisa Espinoza, Victoria I. Condran, Petra Rosales, Jose T. Espinoza, Luz Maria Espinoza Rodriguez, Consuelo G. Ginster, Gregorio Espinoza, Maria Luisa Espinoza, Juana Rosa Espinoza, Carmen Juarez, Esperanza Espinoza, and they have been notified of this hearing.

Ron Roth, Chief Building Inspector, read the item into the record and presented the case.
Cesar Grado, Building Inspector, presented the case.

The owner has been notified of the violations at this property, to date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

1. That the structures be condemned as substandard and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy be revoked; and
4. That the structures can be rehabilitated; and
5. That the structure be secured within thirty (30) days and maintained secure thereafter; and
6. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Motion made by Paul Gilcrease, seconded by Jesse Sanchez, to accept staff recommendations, and unanimously carried.

- VII. Public hearing to determine if the property located at 9113 Sandoval, in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested party has been identified as Roberto Loera and the Estate of Guadalupe H. Loera and they have been notified of this hearing.

Ron Roth, Chief Building Inspector, read the item into the record and presented the case.
Cesar Grado, Building Inspector, presented the case.

The owner has been notified of the violations at this property, to date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

1. That the structures be condemned as substandard and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy be revoked; and
4. That the structures cannot be rehabilitated; and
5. That the structure be demolished within thirty (30) days and;
6. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Officer Patricia Perez, Mission Valley, states there has been two deaths, one overdose and an assault on a person. Gang members are present in that area.

Motion made by Jesse Sanchez, seconded by Paul Gilcrease to accept staff recommendations, and unanimously carried.

VIII. Public hearing to determine if the property located at 3900 La Luz Ave., in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested party has been identified as Socorro M. (LE) Castaneda, James & Serena Henning, and they have been notified of this hearing.

Ron Roth, Chief Building Inspector, read the item into the record and presented the case.
Sal Reyes, Building Inspector, presented the case.

The owner has been notified of the violations at this property, to date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

1. That the structures be condemned as substandard and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy be revoked; and
4. That the structure can be rehabilitated; and
5. That the structure be secured within thirty (30) days and maintained secure thereafter; and
6. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Owners were not present.

Motion made by Paul Gilcrease, seconded by Teresa Munoz to accept staff recommendations, and unanimously carried.

IX. Public hearing to determine if the property located at 549 Emerson St., in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested party has been identified as Jose A. S. Garibay, and he has been notified of this hearing.

Ron Roth, Chief Building Inspector, read the item into the record and presented the case.
Sal Reyes, Building Inspector, presented the case.

The owner has been notified of the violations at this property, to date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

1. That the structures be condemned as substandard and unfit for habitation or use and a hazard to the public health, safety, and welfare; and

2. That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy be revoked; and
4. That the structure cannot be rehabilitated; and
5. That the structure be demolished within thirty (30) days; and
6. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Owners were not present.

Motion made by Al Jurado, seconded by Teresa Munoz to accept staff recommendations, and unanimously carried.

- X. Public hearing to determine if the property located at 7721 Matamoros, in the City of El Paso, are dangerous structures and determine if the owners will be ordered to secure, repair, remove or demolish the property. The interested parties have been identified as The Estate of Bennie J. Gilmore & Harold W. Gilmore, and they have been notified of this hearing.

Ron Roth, Chief Building Inspector, read the item into the record and presented the case.
George Singh, Building Inspector, presented the case.

The owner has been notified of the violations at this property, to date there has been no response or corrective action taken, and therefore the Department recommends that it be found:

1. That the structures be condemned as substandard and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
2. That the structure is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
3. That the structure's certificate of occupancy be revoked; and
4. That the main structure be boarded and secured; and
5. That the two (2) accessory structures be demolished within thirty (30) days; and
6. That the premises be cleaned and maintained clean of all weeds, trash, and debris within thirty (30) days and maintained clean thereafter; and
7. That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.

Owners were not present.

Motion made by Jesse Sanchez, seconded by Paul Gilcrease to accept staff recommendations, and unanimously carried.

- XI. Adjournment

Motion made to adjourn the meeting by Paul Gilcrease, seconded by Al Jurado, was unanimously carried. The meeting adjourned at 7:54 p.m.

Michael Bray, Acting Chairman, Panel "A"

Ron Roth, C.B.O., Chief Building Inspector
City Development Department